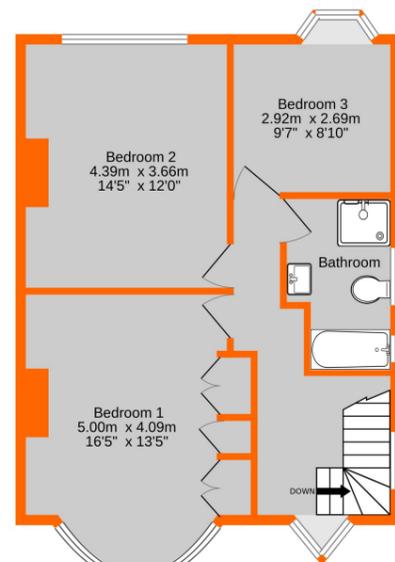
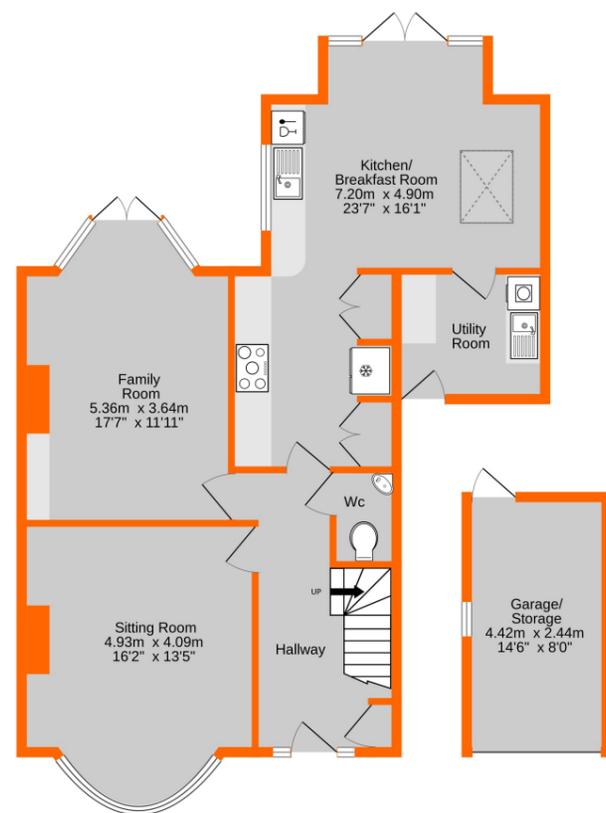


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
81.2 sq.m. (874 sq.ft.) approx.

1st Floor
57.1 sq.m. (615 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 138.3 sq.m. (1489 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2025

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london



Viewing by appointment with our Park Langley Office - 020 8658 5588

144 Wickham Way, Park Langley, Beckenham BR3 3AR

£995,000 Freehold

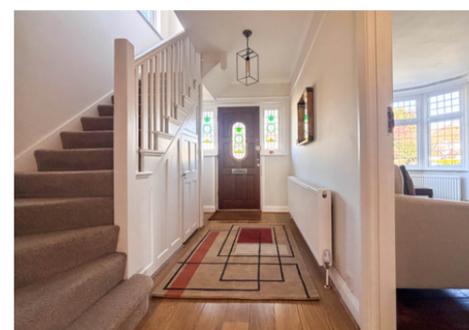
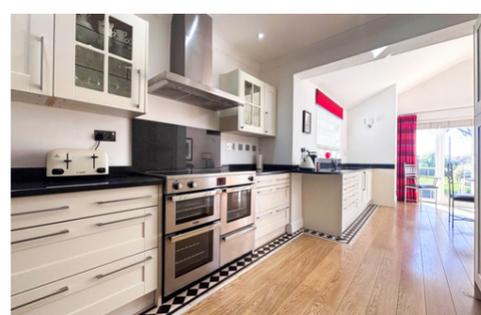
- Immaculately presented semi detached house
- Beautifully extended kitchen/breakfast room
- Three good size bedrooms off bright landing
- New boiler 13.06.24 and double glazing
- Prime location near Langley Park Schools
- Two generous reception rooms off hall
- Large well appointed bathroom and cloakroom
- 40m/130f) sunny garden with westerly aspect

144 Wickham Way, Park Langley, Beckenham BR3 3AR

Exceptional semi detached house available via our Park Langley office offering stunning accommodation maintained to a high standard. Rear extension provides fabulous kitchen/breakfast room with underfloor heating, vaulted ceiling and doors to beautiful 40m/130ft garden enjoying best of the afternoon and evening sunshine with westerly aspect. Possible scope for further extension/loft conversion similar to neighbouring houses in the road, subject to planning permission and other necessary consents. Three bedrooms arranged off bright landing accessed from spacious entrance hall giving a welcoming first impression as you enter the house. Two elegant reception rooms, lovely modern bathroom plus downstairs cloakroom, separate utility room and garage converted for storage.

Location

Wickham Way is one of the best residential roads in Beckenham with this property well located for the Langley Park Schools (Primary and Secondary for boys and girls) as well as Unicorn Primary. West Wickham station (trains to London Bridge, Charing Cross and Cannon Street, DLR connection at Lewisham) is at the top of Red Lodge Road and from Beckenham Junction there are trains to Victoria as well as trams to Croydon and Wimbledon. Popular local shops are found on Wickham Road by the Park Langley roundabout along with entrances to the beautiful Kelsey Park. Local sporting facilities include Langley Park Golf Club, Park Langley Tennis Club and David Lloyd Leisure Club on Stanhope Grove.



Ground Floor

Entrance Hall

5.13m x 2.44m max (16'10" x 8'0") includes cupboard beneath stairs and coat cupboard, wood finish flooring, picture rail, radiator, attractive leaded light windows beside front door

Cloakroom

1.66m x 1.16m (5'5" x 3'10") white low level wc, corner wash basin, wood finish flooring, double glazed window to side

Sitting Room

4.93m max x 4.09m max (16'2" x 13'5") includes attractive limestone fireplace with living flame gas fire, shaped radiator set into wide bay with double glazed windows to front

Family Room

5.36m x 3.64m (17'7" x 12'0") includes limestone fireplace with living flame gas fire, built-in cupboards beside chimney breast, picture rail, radiator, wide bay with double glazed windows and doors to terrace

Extended Kitchen/Breakfast Room

7.2m max x 4.9m max (23'7" x 16'1") L-shaped with wood finish flooring having underfloor heating, well appointed with base cupboards, integrated dishwasher and drawers including deep pan drawers beneath granite work surfaces with two stainless steel sinks having mixer taps, stainless steel cooker hood above space for Belling range cooker ovens and ceramic hob, eye level cupboards including display cabinets, space for American style fridge/freezer between pair of large double cupboards, IMPRESSIVE BREAKFAST AREA providing ample space for table and sofa, double glazed window to side plus large Velux window and tall double glazed windows beside doors to terrace

Utility Room

2.31m x 2.13m (7'7" x 7'0") single drainer stainless steel sink and mixer tap set into work surface with base cupboard beneath plus space for tumble dryer, further work surface to opposite wall, space for washing machine, Ideal wall mounted gas boiler installed 13.06.24, wood finish flooring with underfloor heating, double glazed window to side and door to path beside garage

First Floor

Landing

5.72m max x 2.44m max (18'9" x 8'0") includes stairs, picture rail, radiator, hatch to loft space, double glazed oriel bay window to front and further double glazed window to side

Bedroom 1

5.00m max into bay x 4.09m max (16'5" x 13'5") includes fitted wardrobes to one wall, picture rail, shaped radiator set into wide bay with double glazed windows to front

Bedroom 2

4.39m x 3.66m max (14'5" x 12'0") radiator, large double glazed window to rear overlooking garden with playing fields beyond

Bedroom 3

2.92m x 2.69m (9'7" x 8'10") radiator, double glazed bay window to rear with deep sill

Bathroom

3.05m max x 1.87m max (10'0" x 6'2") white panelled bath with mixer tap, tiled corner shower cubicle with sliding doors having fixed overhead shower and hand shower, low level wc and wash basin with mixer tap having drawers beneath, wall tiling, heated ladder towel rail, two double glazed windows to side

Outside

Front Garden

area of lawn beside driveway providing off road parking for several cars

Detached Garage

4.42m x 2.44m (14'6" x 8'0") converted for storage with plastered walls having no access from driveway, light and power, window to side and door to rear giving access from path near doorway from utility room

Rear Garden

about 40m x 10.6m (130ft x 35ft) extensive paved terrace and steps down to main area of garden laid to lawn with established borders, mature trees towards far end plus timber built shed, side access with gate to driveway beside garage - Garden enjoys best of the afternoon sunshine with a westerly aspect backing onto playing fields

Additional Information

Council Tax

London Borough of Bromley - Band F
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage